

REPLAT OF BLOCK 1, LOTS 1 AND 6 AND BLOCK 2, LOT 3 OF SPRING CREEK

SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

APPROVAL OF CITY OF SANDPOINT

I, _____, MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS REPLAT OF BLOCK 1, LOTS 1 AND 6 AND BLOCK 2, LOT 3 OF SPRING CREEK HAS BEEN EXAMINED AND APPROVED.

THIS _____ DAY OF _____, 20____.

CITY CLERK

MAYOR

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

THIS _____ DAY OF _____, YEAR OF 20____.

CITY ENGINEER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2018 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF IDAHO, PERSONALLY APPEARED LARRY TOPPENBERG AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF... THERETO AS PRINCIPALS. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF BLOCK 1, LOTS 1 & 6 AND BLOCK 2, LOT 3 OF SPRING CREEK" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 10, T37N, R2W, B4M, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

LICENSED SURVEYOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____ M, IN BOOK _____ OF PLATS, PAGE _____ AT THE REQUEST OF _____.

INSTRUMENT NO.

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT TREELAND PARTNERS, LLC AN ARIZONA LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, THE SAME TO BE KNOWN AS A REPLAT OF LOTS 1 AND 6, BLOCK 1 AND LOT 3, BLOCK 2 OF SPRING CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 8 OF PLATS, PAGE 186, RECORDS OF BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND 6, BLOCK 1 AND LOT 3 BLOCK 2 SPRING CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 8 OF PLATS, PAGE 186, RECORDS OF BONNER COUNTY, IDAHO.

TREELAND PARTNERS LLC, LARRY TOPPENBERG

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF BONNER, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.

APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

NOTES:

PLATTING CERTIFICATE EXCEPTIONS:

1. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED DECEMBER 29, 1971, AS (INSTRUMENT) 137865, OFFICIAL RECORDS.
2. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 14, 1977, AS (INSTRUMENT) 202717, OFFICIAL RECORDS: AVIGATION EASEMENT
3. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JULY 21, 1978, AS (INSTRUMENT) 202717, OFFICIAL RECORDS: AVIGATION EASEMENT
4. A DEVELOPMENT AGREEMENT UPON THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN, RECORDED MAY 30, 2007, AS (INSTRUMENT) 729799, OFFICIAL RECORDS.
5. ALL MATTERS AS DELINEATED ON THE OFFICAL PLAT OF SPRING CREEK, ON FILE AND OF RECORD AS (BOOK) 8 OF PLATS (PAGE) 186, OFFICAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
6. CC & R/S ARE RECORDED IN INSTRUMENT NUMBER 732995 AND MODIFIED IN INSTRUMENT NUMBER 854489, RECORDS OF BONNER COUNTY, IDAHO.

INDEPENDENT HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF INDEPENDENT HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

INDEPENDENT HIGHWAY DISTRICT

PANHANDLE HEALTH DISTRICT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEQ REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

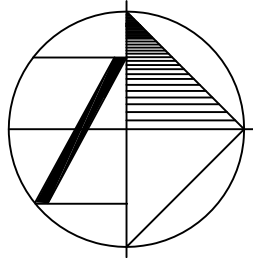
DATE: _____ HEALTH DISTRICT SIGNATURE: _____

REPLAT OF BLOCK 1, LOTS 1 AND 6 AND BLOCK 2, LOT 3
OF SPRING CREEK

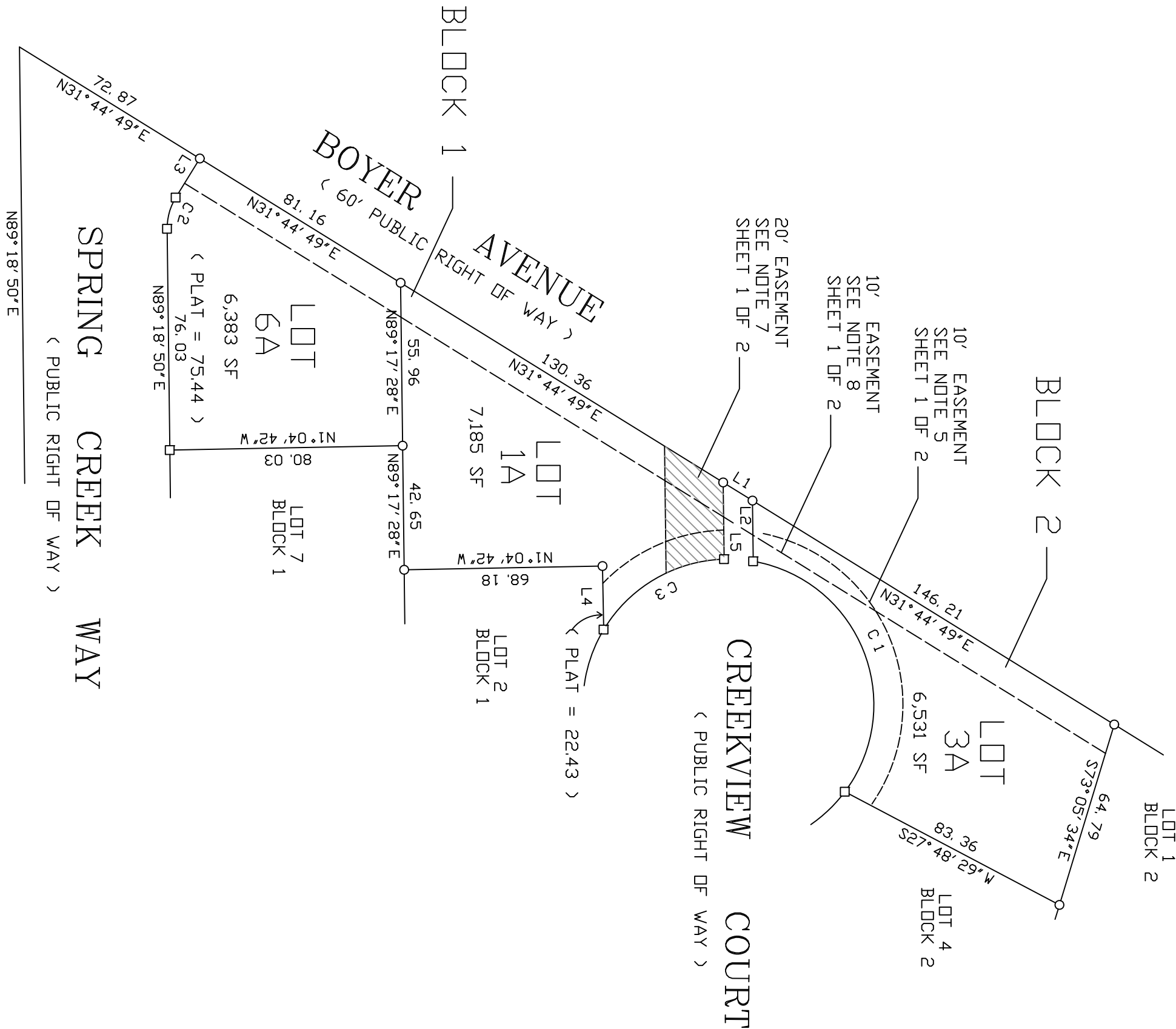
SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT NARRATIVE STATEMENT:

THE PURPOSE OF THIS REPLAT IS TO MODIFY THE 25 FOOT EASEMENT ADJACENT TO BOYER AVENUE (AS REFERENCED IN NOTE 12, PAGE 2 OF THE PLAT OF SPRING CREEK). SAID EASEMENT IS MODIFIED TO A WIDTH OF 10 FEET.



NORTH
SCALE 1" = 40 FEET
TRUE NORTH



LEGEND

- o — 3/4" REBAR WITH ALUMINUM CAP BY PLS 9905 FROM THE PLAT OF SPRING CREEK, BOOK 8 PAGE 186 OF PLATS.
- o — 3/4" REBAR WITH ALUMINUM CAP BY PLS 9905, 1 FOOT BACK FROM LOT LINE (DIMENSION SHOWN IS TO FRONT LOT LINE OR ALONG ACTUAL PROPERTY LINE).

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "SPRING CREEK", RECORDED AT BOOK 8 OF PLATS, PAGE 186, RECORDS OF BONNER COUNTY, IDAHO. (ALL BEARINGS AND DISTANCES OF RECORD ARE EQUAL TO THE PLAT OF "SPRING CREEK").

NOTES:

1. WATER SERVICE IS PROVIDED BY THE CITY OF SANDPOINT.
2. SEWAGE DISPOSAL IS PROVIDED BY THE CITY OF SANDPOINT.
3. CO&R'S AFFECTING THE SUBJECT PROPERTIES, HAVE BEEN RECORDED AT INSTRUMENT 732995, RECORDS OF BONNER COUNTY, IDAHO.
4. SANDPOINT AIRPORT IS ADJACENT TO THE SUBJECT PROPERTIES. USE OF THE AIRPORT GENERATES SUBSTANTIAL NOISE, AND THAT USE IS EXPECTED TO INCREASE.
5. A 10' WIDE UTILITY EASEMENT, PARALLEL TO THE INTERIOR ROADS AS SHOWN HEREDON, ENCUMBERS EACH LOT.
6. THE SUBJECT PROPERTIES ARE AFFECTED BY AN EASEMENT FOR THE UNSTRUCTURED FLIGHT OF AIRCRAFT, INSTRUMENT 202717, RECORDS OF BONNER COUNTY, IDAHO.
7. A 20 FOOT WIDE SEWER EASEMENT, PARALLEL WITH THE PEDESTRIAN ACCESS, AS SHOWN ON SHEET 1 OF 2, AFFECTS BLOCK 1, LOT 1A. THE SEWER LIFT STATION WITHIN THIS EASEMENT SHALL BE ENCLOSED BY AN 8' HIGH FENCE AS DIRECTED BY THE ENGINEER OF RECORD.
8. A 10' WIDE UTILITY EASEMENT, PARALLEL WITH AND LYING EASTERLY OF THE BOYER AVENUE RIGHT OF WAY, AFFECTS LOTS 1A AND 6A, BLOCK 1 AND LOT 3A, BLOCK 2 AS SHOWN ON SHEET 1 OF 2 OF THIS REPLAT.

LINE TABLE

LINE	DISTANCE	BEARING
L1	11.85	N31°44'49"E
L2	20.84	S89°17'28"W
L3	15.76	S58°24'53"E
L4	21.83	N88°55'18"E
L5	26.36	N89°17'28"E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	116°55'23"	50.00	102.03	85.23	81.47
C2	32°16'17"	20.00	11.26	11.12	5.79
C3	57°17'23"	50.00	49.99	47.94	27.31

